



# Cajon Redevelopment Project

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## Draft Redevelopment Plan for the Cajon Redevelopment Project Area

September 2005 - **DRAFT**

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County of San Bernardino Redevelopment Agency  
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## DRAFT REDEVELOPMENT PLAN FOR THE CAJON REDEVELOPMENT PROJECT AREA

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## I. INTRODUCTION

### A. (§100) AUTHORITY

This Redevelopment Plan (the “Plan”) for the Cajon Redevelopment Project Area (the “Project Area”) was prepared by the San Bernardino County Redevelopment Agency (the “CoRDA”) in accordance with the California Community Redevelopment Law, California Health and Safety Code Section 33000 et seq. (the “CRL”), and all applicable laws and ordinances. The Plan consists of this text, the Plan Map for the Project Area (Appendix A) and the corresponding Legal Description of the Project Area boundaries (Appendix B).

This Plan provides the CoRDA with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Project Area. The Plan presents a process and basic framework within which specific redevelopment activities will be presented and priorities established. The Plan shall be governed by the CRL in effect at the applicable time, for the action taken, obligation incurred and/or requirement imposed.

### B. (§110) BASIS FOR THE PLAN

The basis for this Plan is the Preliminary Plan for the Cajon Redevelopment Project Area (the “Preliminary Plan”) formulated and adopted by the County of San Bernardino Redevelopment Agency Board of Directors on March 15, 2005 by Resolution No. 2005-45. The Preliminary Plan designated the boundaries of the Project Area.

### C. (§120) DEFINITIONS

The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

1. (§120.1) **Area Median Income** means the median household income of a geographic area of the state as adjusted for family size as annually estimated by the United States Department of Housing and Urban Development or, in the event such determinations are discontinued, income limits published by the State Department of Housing and Community Development (Health and Safety Code Section 50093).
2. (§120.2) **Board of Directors** means the governing body of the County of San Bernardino Redevelopment Agency.
3. (§120.3) **Board of Supervisors** means the governing body of the County of San Bernardino.
4. (§120.4) **Business** means any person, persons, corporation, association, partnership, or other entity engaged in business operating on property within the Project Area.
5. (§120.5) **CRL** means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 33000, et seq.), as amended from time to time.

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6. (§120.6) **CoRDA** means the County of San Bernardino Redevelopment Agency.
7. (§120.7) **CoRDA Board** means the governing body of the CoRDA.
8. (§120.8) **County** means the County of San Bernardino, California.
9. (§120.9) **Development Code** means the Development Code of the County.
10. (§120.10) **Disposition and Development Agreement** means an agreement between a developer and the CoRDA that sets forth terms and conditions for improvement and redevelopment.
11. (§120.11) **General Plan** means the County General Plan, a comprehensive and long-term General Plan for the physical development of the County as provided for in Section 65300 of the California Government Code.
12. (§120.12) **Lawfully Residential** means a structure serving as a dwelling unit at the time of adoption of this Plan. Such a structure, to be deemed lawfully residential, would at the time of its construction must be found to have been developed in accordance to the existing County General Plan and zoning designations covering the property.
13. (§120.13) **Legal Description** means a description of the land within the Project Area in accordance with map specifications approved by the California State Board of Equalization, and attached hereto as Appendix B.
14. (§120.14) **Method of Relocation** means the methods or plans adopted by the CoRDA pursuant to Sections 33352(f), 33411, and 33411.1 of the Redevelopment Law for the relocation of families, persons, businesses, and nonprofit local community institutions to be temporarily or permanently displaced by actions of the CoRDA.
15. (§120.15) **Occupant** means any person, persons, families, or businesses holding possession of a building or part of a building.
16. (§120.16) **Owner** means any person, persons, corporation, association, partnership, or other entity holding title of record to Real Property in the Project Area.
17. (§120.17) **Owner Participation Agreement** means an agreement between the CoRDA and a property owner or tenant which sets forth terms and conditions for improvement and redevelopment.
18. (§120.18) **Participant** means an Owner, Business or Tenant living or operating within the Project Area who enters into an agreement with the CoRDA to participate in the redevelopment of the Project Area in accordance with the provisions of this Plan and the rules as designated herein.
19. (§120.19) **Person** means any individual or any public or private entity.
20. (§120.20) **Persons and Families of Low- or Moderate-Income** means persons and families whose income does not exceed one hundred twenty percent (120%) of the Area Median Income (Health and Safety Code Section 50093).
21. (§120.21) **Plan** means this document, the Redevelopment Plan for the Cajon Redevelopment Project Area, in the County of San Bernardino, California, a “Redevelopment Plan” under California Community Redevelopment Law.
22. (§120.22) **Planning Commission** means the San Bernardino County Planning Commission.

- 23. (§120.23) **Project** means any undertaking of the CoRDA pursuant to this Plan.
- 24. (§120.24) **Project Area** means the territory subject to this Plan, as described in Appendix A and Appendix B.
- 25. (§120.25) **Real Property** means land, buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.
- 26. (§120.26) **Redevelopment Law** means the CRL.
- 27. (§120.27) **Redevelopment Plan Map** means the Redevelopment Plan Map, attached hereto as Appendix A.
- 28. (§120.28) **Specific Plan** means the Glen Helen Specific Plan.
- 29. (§120.29) **State** means any state agency or instrumentality of the State of California.
- 30. (§120.30) **Tenant** means a person or group of persons who rent or otherwise are in lawful possession of a dwelling or business, including a sleeping room that is owned by another.
- 31. (§120.31) **Very Low-Income Household** means persons and families whose incomes do not exceed the qualifying limits for very low-income families established pursuant to Section 8 of the United States Housing Act of 1937 or, in the event such federal standards are discontinued, persons and families whose incomes do not exceed fifty percent (50%) of the Area Median Income, adjusted for family size and revised annually, as estimated by the State Department of Housing and Community Development from time to time, for the area in which the housing units in question are located (Health and Safety Code Section 50105).

#### **D. (§130) PROJECT AREA BOUNDARIES**

The boundaries of the Project Area are shown and described in Appendices A and B, attached hereto.

## **II. DEVELOPMENT IN THE PROJECT AREA**

### **A. (§200) REDEVELOPMENT PLAN GOALS**

The overriding goals of this Plan for the Project Area are:

- To eliminate and prevent the spread of blight;
- To foster private investment of capital in the Project Area by providing procedural and financial mechanisms by which the CoRDA can assist public and private development, redevelopment and revitalization in the residential, commercial and industrial areas;
- To support the County's housing efforts to increase, improve and preserve the community's supply of affordable housing for persons of low- and moderate-income;
- To provide adequate infrastructure including, but not limited to, streets, streetlights and drainage as needed to that promote safety, economic revitalization and community identity;
- To improve and expand public facilities in the Project Area;
- To improve and expand the commercial and industrial sector with establishments that improve the County's tax revenue base and provide new job opportunities; and
- To encourage public participation in the planning and implementation of the redevelopment Plan.

### **B. (§210) CONFORMANCE TO COUNTY GENERAL PLAN**

It is intended that the land uses authorized in the Project Area by this Plan shall be in conformance with the County General Plan as it now exists, or may be hereafter amended. All requirements of the County Development Code shall apply to all uses proposed hereunder. The CoRDA, after consultation with the Planning Commission, may, by resolution, adopt particular plans or programs for all or any portion of the Project Area, which establish architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development standards and design controls necessary for proper development, operation, and maintenance of both private and public areas within the Project Area, unless expressly provided to the contrary. These controls shall be in addition to, and may not relax, the requirements of the County General Plan, Specific Plan, Development Code and Zoning Ordinances.



## **C. (§220) SPECIFIC DEVELOPMENT OBJECTIVES**

The CoRDA's development objectives involve encouraging development in accordance with the General Plan. In doing so it is the CoRDA's intent to provide assistance in the following manner:

- 1. The provision of a loan and/or grant programs to foster the rehabilitation and upgrading of the housing stock, including single-family detached homes, condominiums, townhouses and mobilehomes.**
- 2. The completion of various planning or marketing studies as required to facilitate and coordinate a successful redevelopment process.**
- 3. The construction of needed public improvements and facilities including, but not limited to, those described in Section 343, herein.**
- 4. All other forms of CoRDA assistance authorized by the CRL, including, but not limited to, loans, tax exempt financing, or other financial aid programs for new construction and/or rehabilitation.**

## **D. (§230) LAND USES FOR THE PROJECT AREA**

The Plan Map, attached hereto as Appendix A and incorporated herein, illustrates the boundaries of the Project Area. The land uses permitted by this Plan shall be those permitted by the General Plan, as shown in Appendix C, and the Development Code, as they now exist or may hereafter be amended.

## **E. (§240) PUBLIC USES FOR THE PROJECT AREA**

### **1. (§241) *Public Street Layout, Rights-of-Way and Easements***

The existing public street system for the Project Area is illustrated on the Redevelopment Plan Map attached hereto as Appendix A and incorporated herein. Certain streets and rights-of-way may be widened, altered, abandoned, vacated or closed as necessary for proper development of the Project Area. The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

### **2. (§242) *Open Space, Public and Quasi-Public Uses, and Facilities***

The CoRDA is authorized to permit the establishment or enlargement of public, semi-public, institutional or nonprofit uses, including, but not limited to, schools, community centers, park and recreational facilities, parking facilities, transit facilities, libraries, educational, fraternal, employee, philanthropic, and charitable institutions, or other similar associations or organizations. All such uses shall be deemed to conform to the provisions of this Plan, provided that such uses conform to all applicable laws and ordinances. The CoRDA may impose such other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

## **F. (§250) GENERAL DEVELOPMENT REQUIREMENTS**

### **1. (§251) *Approximate Amount of Open Space to be Provided***

The approximate amount of open space to be provided in the Project Area will be the total of all areas that will be in the public right-of-way, the public grounds, the space around buildings, and all other outdoor areas not permitted by the Zoning Ordinance to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material in conformance with the standards of the County and CoRDA, as they may be promulgated from time to time.

### **2. (§252) *Limitations on Type, Size, Height, Number, and Proposed Use of Buildings***

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the General Plan, Specific Plan, Development Code, and any requirements that may be adopted pursuant to this Plan.

### **3. (§253) *Approximate Number of Dwelling Units***

The Project Area includes approximately 2,150 dwelling units. The General Plan, as amended from time to time, shall regulate the total number of dwelling units in the Project Area. The General Plan, as it currently exists, designates approximately 1,718 acres of land in the Project Area for residential uses.

### **4. (§254) *Conformance With This Plan***

All Real Property in the Project Area is hereby made subject to the controls and requirements of this Plan. No Real Property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the provisions of this Plan, the County General Plan, Specific Plan, Development Code and any specific design guidelines or requirements adopted pursuant to Section 210. The CoRDA shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan to determine whether proposed projects are in conformance with this Plan, including without limitation, the controls and Project Area objectives of this Plan.

### **5. (§255) *Rehabilitation and Retention of Properties***

Any existing structure within the Project Area specifically approved for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated as may be deemed necessary by the CoRDA to ensure that such structure will be safe and sound in all physical respects and not detrimental to the surrounding uses. The County and/or CoRDA may establish property rehabilitation standards for rehabilitation of existing buildings and site improvements from time to time.

**6. (§256) Subdivision or Consolidation of Parcels**

No parcels in the Project Area, including any parcels retained by an Owner, shall be subdivided or consolidated without approval of the County pursuant to the California Subdivision Map Act (Government Code Section 66010 et seq.).

**G. (§260) DEVELOPMENT PROCEDURES**

**1. (§261) Design for Development**

Within the limits, restrictions, and controls established in this Plan, the CoRDA is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within the Project Area. These specific performance and development standards may be established by the approval of specific developments, by the adoption of certain project restrictions and controls, or by the adoption of one or more Design Guides pursuant to this Section, all by resolution of the CoRDA.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan and any such controls approved by resolution of the CoRDA. In the case of properties, which are subject to a Disposition and Development Agreement or an Owner Participation Agreement with the CoRDA, such property shall be developed in accordance with the provisions of such agreements. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The CoRDA shall not approve any plans that do not comply with this Plan.

**2. (§262) Review of Applications For Building Permits**

No permit shall be issued for the construction of any new building or any addition, construction, demolition, moving, conversion or alteration to an existing building or structure, or preparation of any site, or the installation of any physical improvement, including grading and landscaping, in the Project Area from the date of adoption of this Plan until the application for such permit has been made by the owner or his agent and processed in the manner provided herein below. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guide adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreement.

Upon receipt of such an application, the County's Planning Department shall conduct an initial screening to determine if the proposed activity is compatible with this Redevelopment Plan and/or any standards adopted pursuant hereto. If the Department determines the proposed activity is compatible, the permit may be issued subject to County requirements. If the Department determines that the proposed activity could be incompatible, it shall refer the matter to the Executive Director of the Agency, who may in his/her discretion, indicate that the proposed activity is compatible, that the proposed activity is incompatible, that the proposed activity can be made compatible by granting the permit with conditions, or refer the

matter to the Agency. The Executive Director of the Agency shall complete his/her review of the matter and take one of the foregoing actions within 25 days after the receipt of the application.

A person having any grievance with a decision of incompatibility or any such condition placed on the applicant shall submit such grievance in writing to the Agency to the attention of the Executive Director of the Agency. Such submission shall set forth, in sufficient detail so that it may be evaluated and investigated, the basis of the grievance, and shall contain:

- a) The identity of the person and the property which is the subject of the grievance;
- b) The nature of the grievance;
- c) The actions, non-actions, treatment or lack of consideration complained of;
- d) Copies of pertinent correspondence, if any, to and from the Agency and Agency staff regarding the subject of the grievance, and
- e) The action or other remedy desired by the aggrieved person.

A written response to the grievance shall be prepared by or on behalf of the Executive Director (or designee) and sent to the aggrieved person with 45 days of the date the Agency receives the grievance.

If the aggrieved person is not satisfied with such response, the aggrieved person may request the opportunity to present the substance of its grievance at a regularly scheduled meeting of the Agency. The request to appear before the Agency Board must be made in writing and delivered at least 10 days in advance of the Agency meeting. On the meeting date, the aggrieved person may appear and present its grievance. The Agency shall respond in writing to said grievance within 14 days.

Nothing contained in this procedure shall require any action by the Agency, nor shall the Agency be required to refrain from any action due to the pendency of the grievance, it being the purpose of this procedure to advise the Agency of the grievance for such actions as Agency may desire to take, and not to create any rights of redress in any person.

### **3. (§263) Minor Variations**

The CoRDA is authorized to permit a minor variation from the limits, restrictions, and controls established by this Plan if the CoRDA determines that:

- a) There are particular circumstances or conditions applicable to Real Property or to the intended development of Real Property that justify a minor variation;
- b) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and,
- c) Permitting a minor variation will not be contrary to the objectives of this Plan or of the General Plan.

No variations shall be granted that permit other than a minor departure from the provisions of this Plan. In permitting any such variation, the CoRDA shall impose such conditions as are necessary to protect the public peace, health, safety, or

welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the CoRDA hereunder shall not supersede any other approval required, or restrictions set forth in the General Plan, Specific Plan, Development Code, or under applicable County codes and ordinances.

**3. (§264) Existing Nonconforming Uses**

The CoRDA is authorized but not required to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with nearby developments and uses in the Project Area, and is otherwise permitted by applicable codes and ordinances.

The CoRDA may, but is not required to, authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan when it is determined by the CoRDA that such improvements and uses would be compatible with surrounding uses and development.

### **III. REDEVELOPMENT IMPLEMENTATION**

#### **A. (§300) GENERAL**

Without limiting the CoRDA's authority, the CoRDA is authorized to undertake the following implementation actions:

- 1. Provide for participation by Owners and Tenants located in the Project Area by extending preferences to remain or relocate within the Project Area;**
- 2. Acquire Real Property;**
- 3. Manage Real Property under the ownership and control of the CoRDA;**
- 4. Provide relocation assistance to Owners and Tenants displaced by CoRDA actions;**
- 5. Demolish or remove buildings and improvements, and clear and prepare development sites;**
- 6. Install, construct, or reconstruct streets, utilities, open spaces and other public improvements and facilities;**
- 7. Rehabilitate, develop, or construct low- and moderate-income housing within the County;**
- 8. Dispose of property for uses in accordance with this Plan;**
- 9. Facilitate redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;**
- 10. Facilitate rehabilitation of structures and improvements, including the provision of financing of such work;**
- 11. Provide for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with the Plan; and**
- 12. Any other CoRDA activity and financing permitted by the CRL.**

#### **B. (§310) PARTICIPATION BY OWNERS AND TENANTS**

##### **1. (§311) *Participation Opportunities For Owners***

Persons who are Owners of Real Property in the Project Area shall be given an opportunity to participate in redevelopment if they agree to participate in redevelopment in conformity with this Plan and rules governing participation adopted by the CoRDA. Such opportunity may consist of, among other things, retaining all or a portion of their properties, acquiring adjacent or other properties in the Project Area, or, where the CoRDA deems appropriate, by selling their properties and purchasing other properties in the Project Area or in such other manner as the CoRDA shall deem to be appropriate. The CoRDA may establish a program under which it grants or loans funds to Owners or Tenants to participate in the redevelopment of Real Property, including, but not limited to, the rehabilitation

of residential, commercial and industrial buildings or structures within the Project Area.

In the event any person designated as a Participant pursuant to this Plan fails or refuses to rehabilitate or develop his or her Real Property pursuant to this Plan and a participation agreement with the CoRDA, the Real Property, or any interest therein, may be acquired by the CoRDA subject to the limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

Participation opportunities shall necessarily be subject to and limited by such factors as the following:

- a) Changes in land uses in the Project Area and elimination of land uses inimical to the redevelopment of the Project Area;
- b) Availability, capacity, removal, relocation or installation of public utilities, infrastructure and facilities;
- c) Market conditions and Project Area feasibility;
- d) Necessity for reduction in the number of parcels in the Project Area, land assembly and the possibility of resubdivision of land area;
- e) Long-term land planning and CoRDA resources;
- f) Allocation and application of CoRDA funds and staff;
- g) Ability of community resources to support an activity;
- h) The impact of a proposed development on the community and its environment;
- i) Conformance to the Plan and the implementation plans of the CoRDA.
- j) The relationship of a proposed development to the surrounding community, its quality, configuration, appearance and service of community needs;
- k) The contribution of the proposed development to the tax base of the community; and
- l) The experience and financial capability of the Participant.

In order to provide an opportunity to Owners and Tenants to participate in the growth and development of the Project Area, the CoRDA has promulgated rules for Owner and Tenant participation. If conflicts develop between the desires of Participants for particular sites or land uses, the CoRDA is authorized to establish reasonable priorities and preferences among the Owners and Tenants. Some of the factors considered in establishing the priorities and preferences may include present occupancy, Participant's length of occupancy in the area, accommodation of as many Participants as possible, conformity of Participants' proposals with the intent and objectives of this Plan, and any design guidelines developed hereunder or contained in County codes, experience with the development and operation of particular uses and ability to finance the implementation, development experience, and total effectiveness of each Participant's proposal in providing a service to the community.

Subject to the CoRDA's rules for participation, reasonable opportunities to participate shall be provided to Owners and Tenants in the Project Area.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

**2. (§312) *Re-entry Preferences For Persons Engaged in Business in the Project Area***

The CoRDA shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the Project Area, if they otherwise meet the requirements prescribed in this Plan and business reentry preferences implementation rules adopted by the CoRDA. Business, institutional and public Tenants may, if they so desire, purchase and develop Real Property in the Project Area if they otherwise meet the requirements prescribed in this Plan.

**3. (§313) *Participation Agreements***

At the CoRDA's option, each person seeking a building permit to construct, develop, rehabilitate or expand with respect to property within the Project Area, may be required to enter into a binding agreement with the CoRDA to construct, develop, rehabilitate, expand and/or use the property in conformance with this Plan. In such agreements, Participants who retain Real Property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties.

Whether or not a person enters into a participation agreement with the CoRDA, the provisions of this Plan are applicable to all public and private Real Property in the Project Area.

**4. (§314) *Conforming Owners***

The CoRDA may, in its sole and absolute discretion, determine that certain properties within the Project Area meet the requirements of this Plan and any implementing guidelines, and the Owners of such properties may be permitted to remain as Owners of conforming properties without a participation agreement with the CoRDA, provided such Owners continue to operate, use, and maintain the properties within the requirements of this Plan. A certificate of conformance to this effect may be issued by the CoRDA and recorded. An Owner of a conforming property may be required by the CoRDA to enter into a participation agreement with the CoRDA in the event that such Owner desires to construct any additional improvement or substantially alter or modify existing structures on property described above as conforming and/or acquire additional property within the Project Area for expansion purposes.



## **C. (§320) PROPERTY ACQUISITION AND MANAGEMENT**

### **1. (§321) Acquisition of Real Property**

The CoRDA may acquire real property, any interest in property, and any improvements on it by any means authorized by law including, without limitation, by gift, grant, exchange, purchase, cooperative negotiations, lease, option, bequest, devise or, unless specifically exempted, by eminent domain. Eminent domain shall not be used to acquire properties that are lawfully residentially occupied, except if, pursuant to the County Zoning Code, such person or persons reside in a caretaker's or superintendent's residence which is a minor use related to and incidental to the principal industrial use on the same site.

The CoRDA shall not acquire Real Property by eminent domain, which is subject to a written participation agreement by and between the CoRDA and an Owner who is a Participant; provided such Owner is not in default under such agreement.

The CoRDA is authorized to acquire structures or Real Property without acquiring the land upon which those structures are located. The CoRDA is also authorized to acquire any other interest in Real Property less than fee title.

The CoRDA is authorized to acquire Real Property owned by public bodies in accordance with State law.

### **2. (§322) Eminent Domain Time Limitations**

Except as otherwise provided herein, or otherwise provided by Redevelopment Law, no eminent domain proceedings shall be commenced in the Project Area after 12 years from the adoption of effective date of the adopting Ordinance.

Such time limitation may be extended only by amendment of this Plan, unless otherwise provided by Redevelopment Law.

To the extent as restricted by Redevelopment Law, the CoRDA shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless: (1) such building requires structural alteration, improvement, modernization or rehabilitation; or (2) the site or lot on which the building is situated requires modification in size, shape or use; or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Plan by executing an Owner Participation Agreement.

The CoRDA is authorized to acquire real property devoted to public use through eminent domain, but property of a public body shall not be acquired without its consent.

**3. (§323) Acquisition and Disposition of Personal Property**

Where necessary in the implementation of this Plan, the CoRDA is authorized to acquire personal property in the Project Area by any lawful means, including, without limitation, any means authorized by this Plan or by State law for the acquisition of real property.

For the purposes of this Plan, the CoRDA is authorized to sell, lease, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property.

**4. (§324) Property Management**

During such time the CoRDA may own such Real Property, if any, in the Project Area is owned by the CoRDA, such property shall be under the management and control of the CoRDA. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the CoRDA pending its disposition for redevelopment.

The CoRDA shall maintain all CoRDA-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the CoRDA may insure against risks or hazards, any of the property that it owns.

In any year during which it owns property in the Project Area that is exempt from property taxes, the CoRDA is authorized, but not required, to pay directly to the County or any district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been tax exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

To the extent required by the CRL, the CoRDA will make statutory pass-through payments to affected taxing entities.

**D. (§330) RELOCATION OF PERSONS, FAMILIES AND BUSINESSES**

**1. (§331) Relocation Assistance**

Relocation advisory assistance will be furnished by the CoRDA to any person or business concern that is displaced by the CoRDA in connection with the implementation of the Plan. Such advisory assistance shall be provided in accordance with all applicable laws and regulations, including California Government Code Sections 7260 et seq., and CoRDA rules and regulations adopted pursuant thereto.

**2. (§332) Relocation Payments**

The CoRDA shall make relocation payments to qualified persons or businesses displaced by the implementation of the Plan as required by applicable laws and regulations, including the California Government Code, Section 7260 et seq. Such relocation payments shall be made pursuant to CoRDA rules and regulations

adopted pursuant to California Government Code and guidelines promulgated by the State Department of Housing and Community Development. In addition, the CoRDA may make any additional relocation payments, which, in the CoRDA's opinion, may be reasonably necessary to carry out the purposes of this Plan and for which funds are available.

**3. (§333) *Temporary Relocation Housing***

If insufficient suitable housing units exist in the County for low- and moderate-income persons and families to be displaced from the Project Area, the CoRDA Board shall assure that sufficient land is made available for suitable housing for rental or purchase by low- and moderate-income persons and families to be displaced by the implementation of the Project Area. The CoRDA may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the County, both inside and outside the Project Area. Permanent housing facilities shall be made available within three (3) years from the time Occupants are displaced, and pending the development of permanent housing facilities, there shall be available to the displaced Occupants adequate temporary housing facilities at rents comparable to those in the County at the time of their displacement.

**E. (§340) DEMOLITION, CLEARANCE, SITE PREPARATION, PROJECT AREA IMPROVEMENTS AND PUBLIC IMPROVEMENTS**

**1. (§341) *Demolition and Clearance***

The CoRDA is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, any buildings, structures, and other improvements from any property owned or acquired by the CoRDA as necessary to carry out the purposes of this Plan.

**2. (§342) *Site Preparation***

The CoRDA is authorized to develop, or cause to be developed building sites on any Real Property owned or acquired by the CoRDA. The CoRDA is also authorized (to such extent and in such manner permitted by law) to construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights for buildings to be used for industrial, commercial, public, and other uses provided for in this Plan.

**3. (§343) *Public Improvements***

The CoRDA is authorized to install and construct, or to cause to be installed and constructed, public improvements and utilities necessary to carry out this Plan. Such improvements and facilities include, but are not limited to, streets, curbs, gutters, streetlights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, and landscaped areas.

*Draft Redevelopment Plan for  
The Cajon Redevelopment Project Area*

To the extent permitted and in the manner required by law, the CoRDA may pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements which are publicly owned, either outside or inside the Project Area, including facilities for public safety purposes such as police and fire and other civic facilities.

Without limiting its general authority, the CoRDA is specifically authorized to provide or participate in providing public improvements, of the nature set forth below. **Such list is a representative list of the type of public improvements that may be provided by the CoRDA in the Project Area:**

- PAC Member's provide your list of the Type of Projects you would like to see in the Plan in this Section

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Without limiting the CoRDA's authority to finance other public improvements, the CoRDA will be authorized to finance the construction of additional improvements in the Project Area based on the requirements of any future project, environmental impact report, any congestion management program, or any air quality management plan, or any other regional or local regulatory program.

**4. (§344) Temporary Public Improvements**

The CoRDA is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

## **F. (§350) REHABILITATION AND CONSERVATION OF STRUCTURES**

### **1. (§351) Rehabilitation of Structures**

The CoRDA is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any property, building or structure owned by the CoRDA. The CoRDA is also authorized to advise, encourage, and financially assist in the rehabilitation of property, buildings or structures in the Project Area not owned by the CoRDA to the extent provided by law.

The CoRDA may conduct a rehabilitation program to encourage Owners within the Project Area to upgrade and maintain their property consistent with County codes and standards. The CoRDA and the County may develop a program for making low interest loans for the rehabilitation of properties in the Project Area. Properties may be rehabilitated, provided that rehabilitation activities on a structure are carried out in an expeditious manner and in conformance with this Plan.

### **2. (§352) Moving of Structures**

As is necessary in carrying out this Plan and where it is economically feasible to so do, the CoRDA is authorized to move, or cause to be moved, any improvement, structure or building, which can be rehabilitated, to a location within or outside the Project Area.

### **3. (§353) Buildings Of Historical Significance**

To the maximum feasible extent, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State and local guidelines

## **G. (§360) REAL PROPERTY DISPOSITION AND DEVELOPMENT**

### **1. (§361) General Requirements**

To the extent permitted by and in the manner required by law, the CoRDA is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in Real Property.

In the manner required and to the extent permitted by law, before any interest in Real Property of the CoRDA acquired in whole or in part, directly or indirectly, with tax increment monies is sold or leased for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the Board of Supervisors after public hearing.

Purchasers or lessees of CoRDA-owned property in the Project Area shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the CoRDA fixes as reasonable, and to comply with other conditions which the CoRDA deems necessary to carry out the purposes of this Plan.

To the extent permitted and in the manner required by law, the CoRDA is authorized to dispose of Real Property by lease or sale, or transfer by negotiation without bidding. Real Property may be conveyed by the CoRDA to the County or any other public body without charge.

Except as otherwise permitted by law, all Real Property acquired by the CoRDA in the Project Area, except property conveyed by it to the County, shall be sold or leased.

## **2. (§362) *Disposition and Development Documents***

To provide adequate safeguards ensuring that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all Real Property sold, leased, or conveyed by the CoRDA shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations of restrictions, or other lawful means. Where determined appropriate by the CoRDA, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

In accordance with CRL Section 33436, deeds, leases and contracts that the CoRDA proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any Real Property in the Project Area shall include the following provisions:

- a) In deeds, the following language shall appear: “The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of Tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”
- b) In leases, the following language shall appear: “The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any

person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of Tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.”

- c) In contracts entered into by the CoRDA relating to the sale, transfer or leasing of land or any interest therein acquired by the CoRDA within any survey area or the Project Area, the foregoing provisions, in substantially the forms set forth, shall be included, and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

**3. (§363) Industrial and Manufacturing Property**

To the extent now or hereafter permitted by law, the CoRDA may, as part of an agreement that provides for the development or rehabilitation of property that will be used for industrial or manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices. To the extent required by law, prior to entering into an agreement for a development that will be assisted pursuant to this Section, the CoRDA shall find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

## **IV. LOW- AND MODERATE-INCOME HOUSING**

### **A. (§400) 20 PERCENT TAX INCREMENT FUNDS REQUIREMENT**

Unless otherwise permitted by law, not less than twenty percent (20%) of all taxes allocated to the CoRDA pursuant to CRL Section 33670 shall be set aside and used by the CoRDA for the purposes of increasing, improving, and preserving the County's supply of housing for Persons and Families of Low- or Moderate-Income, and very low income households, unless one of the findings set forth in CRL Section 33334.2(a) is made annually by resolution.

### **B. (§410) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT HOUSING**

The CoRDA shall provide for affordable housing in compliance with all applicable provisions of the CRL, including but not limited to, CRL Sections 33334.2 et seq., 33413 and 33413.5.

The CoRDA may, to the extent permitted by law, inside or outside the Project Area, acquire, sell, lease, or donate Real Property, improve sites, price restrict units, or construct or rehabilitate structures in order to provide housing for Persons and Families of Low- or Moderate-Income. The CoRDA may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the County.



## **V. PROJECT AREA FINANCING**

### **A. (§500) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD**

The CoRDA is authorized to finance its activities pursuant to this Plan with financial assistance from the County, State, and Federal governments, property tax increments, special assessment districts, donations, interest income, CoRDA bonds, loans from private financial institutions, the lease of CoRDA-owned property, sale of CoRDA-owned property, and/or any other available sources.

The CoRDA is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the CoRDA.

The County may provide advances and loans for planning and for administration of this Project Area. Additional funds may be obtained from any of the sources identified above until adequate tax increments or other funds are available or sufficiently assured to permit borrowing adequate working capital from sources other than the County and to repay the loans. The County may supply additional assistance by obtaining loans and grants for various public facilities.

Any other loans, grants, or financial assistance from the government, or any other public or private source, may be utilized if available.

### **B. (§510) TAX INCREMENTS**

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of San Bernardino, any district, or other public corporation (hereinafter sometimes called “taxing agencies”) after the effective date of the Ordinance approving this Plan shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing CoRDA, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing CoRDA or agencies which did not include the territory of the Project Area on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date); and,
2. Except as provided in paragraph (3) below, that portion of the levied taxes each year in excess of such amount described in paragraph (1) above shall be allocated to and when collected shall be paid into a special fund of the CoRDA to pay the

principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the CoRDA to finance or refinance, in whole or in part, the redevelopment project. Unless and until the total assessed value of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area, as shown by the last equalized assessment roll referred to in paragraph (1) above, (as to the Project Area the 2005/2006 roll) all of the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective taxing agencies. When said loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective taxing agencies as taxes; and,

3. That portion of the taxes identified in paragraph (2) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of Real Property shall be allocated to, and when collected shall be paid into, the fund of that taxing CoRDA.
4. That portion of tax revenues allocated to the CoRDA pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing CoRDA whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing CoRDA to the extent the affected taxing CoRDA has elected in the manner required by law to receive such allocation.

In any proceedings pertaining to the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the CoRDA to finance or refinance, in whole or in part, the redevelopment project, the portion of taxes described in paragraph (2) above may be irrevocably pledged for the payment of the principal of and interest on such loans, advances and indebtedness.

The CoRDA is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out this Plan. Taxes shall be allocated and paid to the CoRDA consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the CoRDA to finance or refinance, in whole or in part, the redevelopment project.

The CoRDA shall make payments to affected taxing agencies as required by CRL Section 33607.5 and may make other payments to affected taxing agencies as authorized by the CRL.

### **C. (§520) ISSUANCE OF BONDS AND OTHER INDEBTEDNESS**

The CoRDA is authorized to issue bonds or other obligations if appropriate and feasible in an amount sufficient to finance all or any part of Plan implementation activities. The CoRDA may issue bonds or other obligations when a determination has been made that such financing is required and feasible. Such bonds or other obligations shall be issued

only after the CoRDA has determined that funds are, or will be, available to repay or refinance principal and interest when due and payable.

The CoRDA is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advanced funds and indebtedness may be paid from tax increments or any other funds available to the CoRDA.

The bonds and other obligations of the CoRDA are not a debt of the County, the State, or any of its political sub-divisions. Bonds or other obligations shall not be payable out of any funds or properties other than those of the CoRDA; and such bonds and other obligations shall so state on their face. The bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in implementing the Plan. In addition, the CoRDA may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

## **D. (§530) PLAN LIMITATIONS AND TIME LIMITS**

Consistent with CRL Section 33333.2 and 33334.1, the following financing limitations are imposed on this Plan:

### **1. (§531) Time Limit On Incurring Debt**

Except as otherwise permitted by law, the CoRDA shall not establish or incur loans, advances, or indebtedness to be paid with the proceeds of property taxes received pursuant to CRL Section 33670 to finance in whole or part the Redevelopment Project beyond twenty (20) years from the date of adoption of the County Ordinance approving this Plan for the Project Area. This time limit shall not prevent the CoRDA from incurring debt to be paid from the low- and moderate-income housing fund (see Section 550) or establishing more debt in order to fulfill the CoRDA's obligations pursuant to CRL Section 33413. The loans, advances and indebtedness may be repaid over a period of time longer than this time limit. This time limit shall not prevent the CoRDA from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit contained in Section 532 of this Plan.

Except as otherwise permitted by law, the above time limit may be extended by amendment of the Plan for a period not to exceed ten (10) additional years upon a finding by the CoRDA that significant blight remains in the Project Area and that the remaining blight cannot be eliminated without establishment of additional debt. However, this amended time limitation may not exceed 30 years from the effective date of the ordinance adopting the Plan except as necessary to comply with Subdivision (a) of CRL Section 33333.8.

**2. (§532) Limit On Bonded Indebtedness**

Except as otherwise permitted by law, the limit on the amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes pursuant to CRL Section 33670 and attributable to the Project Area which can be outstanding at one time without an amendment to this Plan is one hundred million dollars (\$100,000,000).

**3. (§533) Time Limit On Repayment of Indebtedness and Receipt of Tax Increment**

Except as otherwise permitted by law, the CoRDA shall have 45 years from the date of adoption of the County Ordinance approving this Plan to repay indebtedness with the proceeds of property taxes received pursuant to CRL Section 33670. Except as otherwise permitted by law, following this time limit the CoRDA may not receive property taxes pursuant to CRL Section 33670.

**4. (§534) Time Limit On Plan Effectiveness**

Except as otherwise permitted by law, the effectiveness of this Plan with respect to controls on the use and development of lands in the Project Area shall not exceed 30 years from the date of adoption of the County Ordinance approving this Plan. Except as otherwise permitted by law, after this time limit on the effectiveness of the Plan, the CoRDA shall have no authority to act pursuant to this Plan, except to pay previously incurred indebtedness, and to enforce existing covenants or contracts, whose term may exceed such 30-year period; provided however, if the CoRDA has not completed its housing obligations pursuant to CRL Section 33413, then in such a case the CoRDA shall retain its authority to implement requirements under CRL Section 33413, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

**5. (§535) Time Limit On Commencement of Eminent Domain Proceedings**

Except as otherwise permitted by law, the CoRDA shall have 12 years from the date of adoption of the County Ordinance approving this Plan for the commencement of eminent domain proceedings to acquire non-residential property within the Project Area. This time limitation may be extended only by amendment of the Plan.

**E. (§540) LOW- AND MODERATE-INCOME HOUSING FUND**

Taxes which are allocated by the CoRDA to low- and moderate-income housing pursuant to Part IV of this Plan shall be held until used in a separate housing fund reserved for low- and moderate-income housing.

## **VI. ADMINISTRATION**

### **A. (§600) ADMINISTRATION AND ENFORCEMENT OF THE PLAN**

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the CoRDA and/or the County in accordance with all applicable provisions of the CRL.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by court litigation instituted by either the CoRDA or the County. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other available legal or equitable remedies.

### **B. (§610) PROCEDURE FOR AMENDMENT**

This Plan may be amended by means of the procedure established in CRL Sections 33450 through 33458, or by any other procedure established by law. Necessarily some of the statements in this Plan are general in nature; formal amendment of the Plan is not required for subsequent implementation and administrative interpretation consistent with this Plan.

### **C. (§620) COUNTY COOPERATION**

Subject to any limitation in law, the County will aid and cooperate with the CoRDA in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight in the Project Area. Actions by the County may include, but are not necessarily limited to, the following:

1. Review of building or rehabilitation proposals for consistency with all requirements and standards promulgated by the County including, but not limited to, conformance to the Development Code, and, for projects that are found to conform to County standards and requirements, issuance of building permits for said projects.
2. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the County may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.
3. Institution and completion of proceedings necessary for changes and improvements in publicly owned public utilities within or affecting the Project Area.
4. Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.

5. The initiation and completion of any other proceedings necessary to carry out the purposes of this Plan.

## **E. (§630) COOPERATION WITH OTHER PUBLIC BODIES**

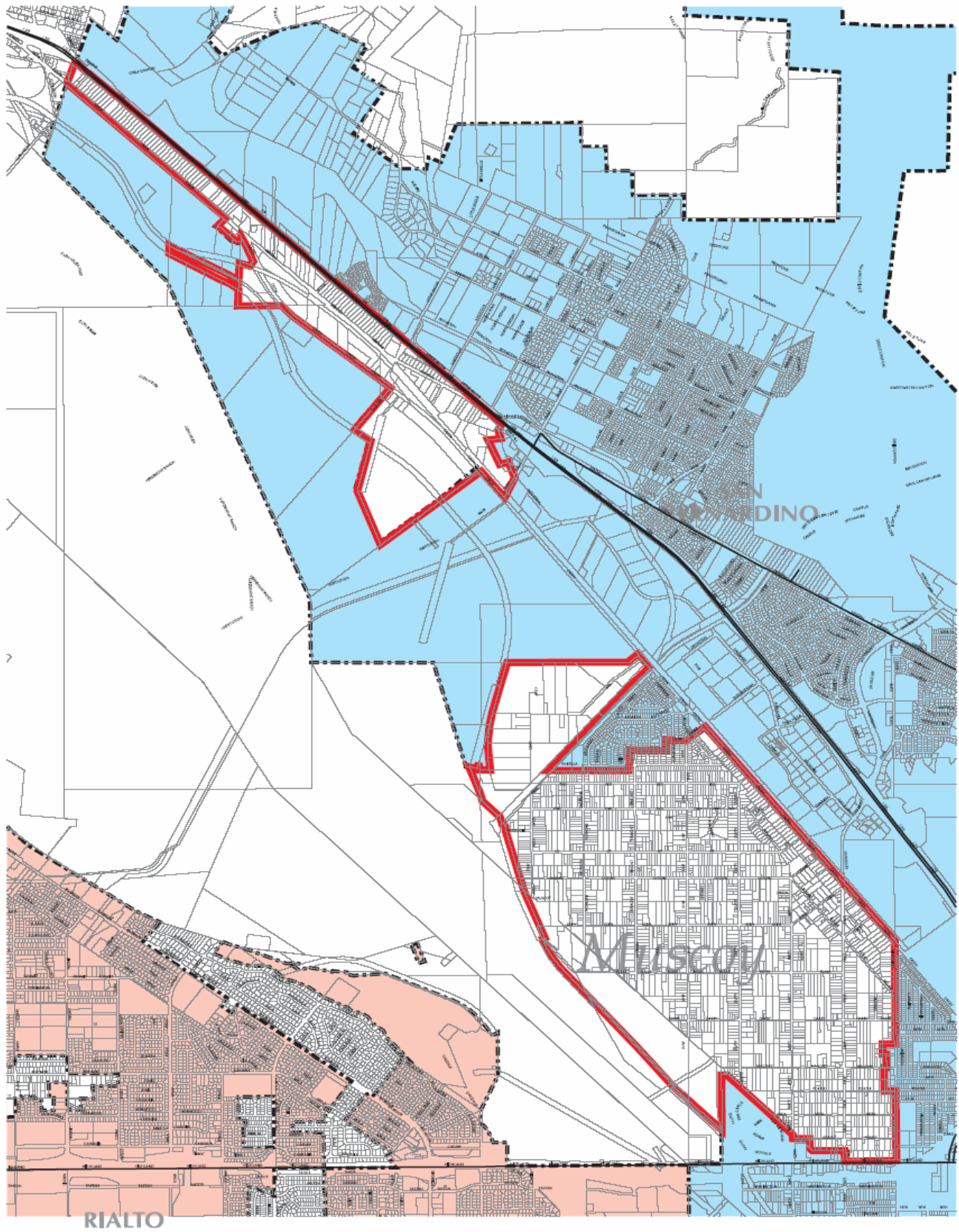
Public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, construction, or operation of this Project Area. The CoRDA shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The CoRDA, by law, may acquire property already devoted to a public use. However, the CoRDA will seek the cooperation of all public bodies, which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of Owner and Tenant participation if such public body is willing to enter into a participation agreement with the CoRDA on terms determined pursuant to this Plan and the CoRDA's rules for Owner participation.

## **F. (§640) SEVERABILITY**

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan.

<b>APPENDIX A</b>
PROJECT AREA MAP



Scale: 1" = 2,500'  
Map Prepared On January 27, 2005

## PROPOSED CAJON REDEVELOPMENT AREA

Proposed Cajon RDA  
City Limits





<b>APPENDIX B</b>
LEGAL DESCRIPTION OF PROJECT AREA

## **LEGAL DESCRIPTION OF BOUNDARY**

### **CAJON REDEVELOPMENT PROJECT AREA SUBAREA "A"**

THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO, AS EXISTED ON JANUARY 20, 2005, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF CALIFORNIA STREET AND THE CENTERLINE OF HIGHLAND AVENUE; THENCE,

1. ALONG SAID BOUNDARY OF THE CITY OF SAN BERNARDINO, WESTERLY, NORTHWESTERLY AND SOUTHERLY TO THE NORTHEASTERLY LINE OF PARCEL NO. 11 OF THE RIGHT OF WAY AND TRACK MAP OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY ON FILE AS LAND IDENTIFICATION MAP NO. 872-36-64D IN THE OFFICE OF THE CALIFORNIA STATE BOARD OF EQUALIZATION; THENCE,
2. ALONG SAID NORTHEASTERLY LINE OF PARCEL 11, NORTHWESTERLY AND SOUTHERLY TO THE NORTHEASTERLY LINE OF PARCEL NO. 7 OF SAID RIGHT OF WAY AND TRACK MAP; THENCE,
3. ALONG SAID NORTHEASTERLY LINE OF PARCEL 7, NORTHWESTERLY, 1620.35 FEET TO THE MOST EASTERLY CORNER OF PARCEL NO. 10 OF SAID RIGHT OF WAY AND TRACT MAP; THENCE,
4. ALONG THE NORTHEASTERLY LINE OF SAID PARCEL NO. 10, NORTHWESTERLY, 100.00 FEET TO THE MOST EASTERLY CORNER OF PARCEL NO. 15 OF SAID LAND IDENTIFICATION MAP NO. 872-36-64D; THENCE,
5. ALONG THE NORTHEASTERLY LINE OF SAID PARCEL NO. 15, NORTHWESTERLY TO THE NORTHEASTERLY LINE OF PARCEL NO. 12 OF LAND IDENTIFICATION MAP NO. 872-36-63A OF SAID CALIFORNIA STATE BOARD OF EQUALIZATION; THENCE,
6. ALONG SAID NORTHEASTERLY LINE OF PARCEL NO. 12, NORTHWESTERLY TO THE MOST EASTERLY CORNER OF PARCEL NO. 11 OF THE RIGHT OF WAY AND TRACK MAP OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY ON FILE AS LAND IDENTIFICATION MAP NO. 872-36-64A IN THE OFFICE OF THE CALIFORNIA STATE BOARD OF EQUALIZATION; THENCE,
7. ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 11, NORTHWESTERLY TO THE SOUTHEASTERLY LINE OF PARCEL NO. 7 OF SAID RIGHT OF WAY AND TRACK MAP NO. 872-36-64A; THENCE,
8. ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL 7, SOUTHWESTERLY AND NORTHWESTERLY TO A POINT IN AFORESAID SOUTHWESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO; THENCE,

9. ALONG SAID SOUTHWESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO, NORTHEASTERLY, EASTERLY, SOUTHWESTERLY, EASTERLY, SOUTHEASTERLY AND SOUTHERLY TO THE POINT OF BEGINNING.

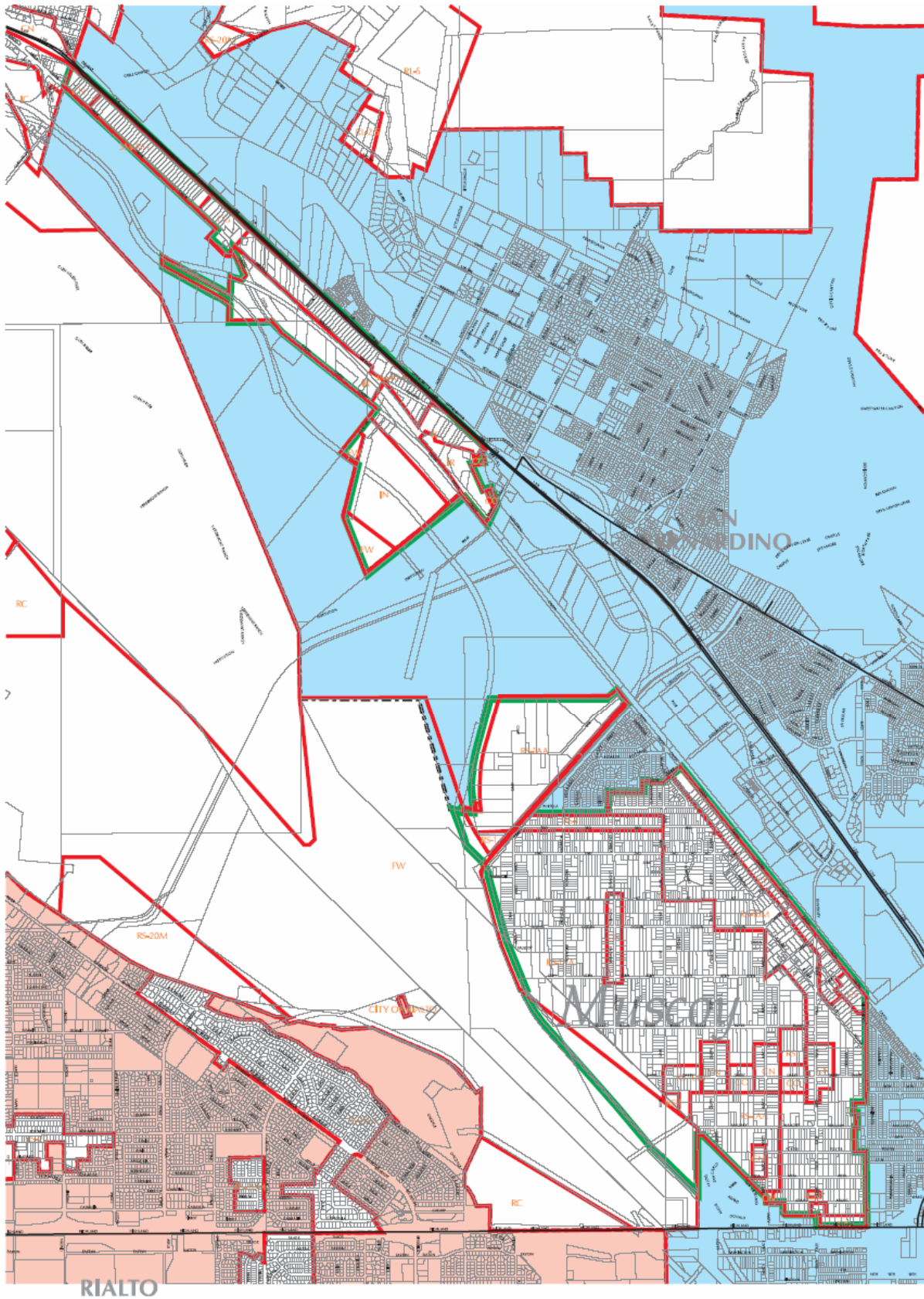
**CAJON REDEVELOPMENT PROJECT AREA  
SUBAREA "B"**

THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE MOST WESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO, IN SAID COUNTY OF SAN BERNARDINO AS EXISTED ON JANUARY 20,2005, SAID POINT BEING IN THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 53 OF TRACT NO. 3158, AS PER MAP RECORDED IN BOOK 42, PAGE 80 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY, SAID POINT LYING WITHIN CAJON BOULEVARD; THENCE,

1. LEAVING SAID WESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO, ALONG SAID SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 53, AND THE NORTHWESTERLY LINE OF SAID LOT 53 AND ITS NORTHEASTERLY PROLONGATION, TO AN ANGLE POINT IN SAID MOST WESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO AND IN THE CENTERLINE OF STATE HIGHWAY ROUTE 215; THENCE,
2. ALONG SAID BOUNDARY OF THE CITY OF SAN BERNARDINO, SOUTHEASTERLY, SOUTHWESTERLY, NORTHERLY AND NORTHWESTERLY TO THE POINT OF BEGINNING.

<b>APPENDIX C</b>
GENERAL PLAN LAND USE



Scale: 1"=2,500'

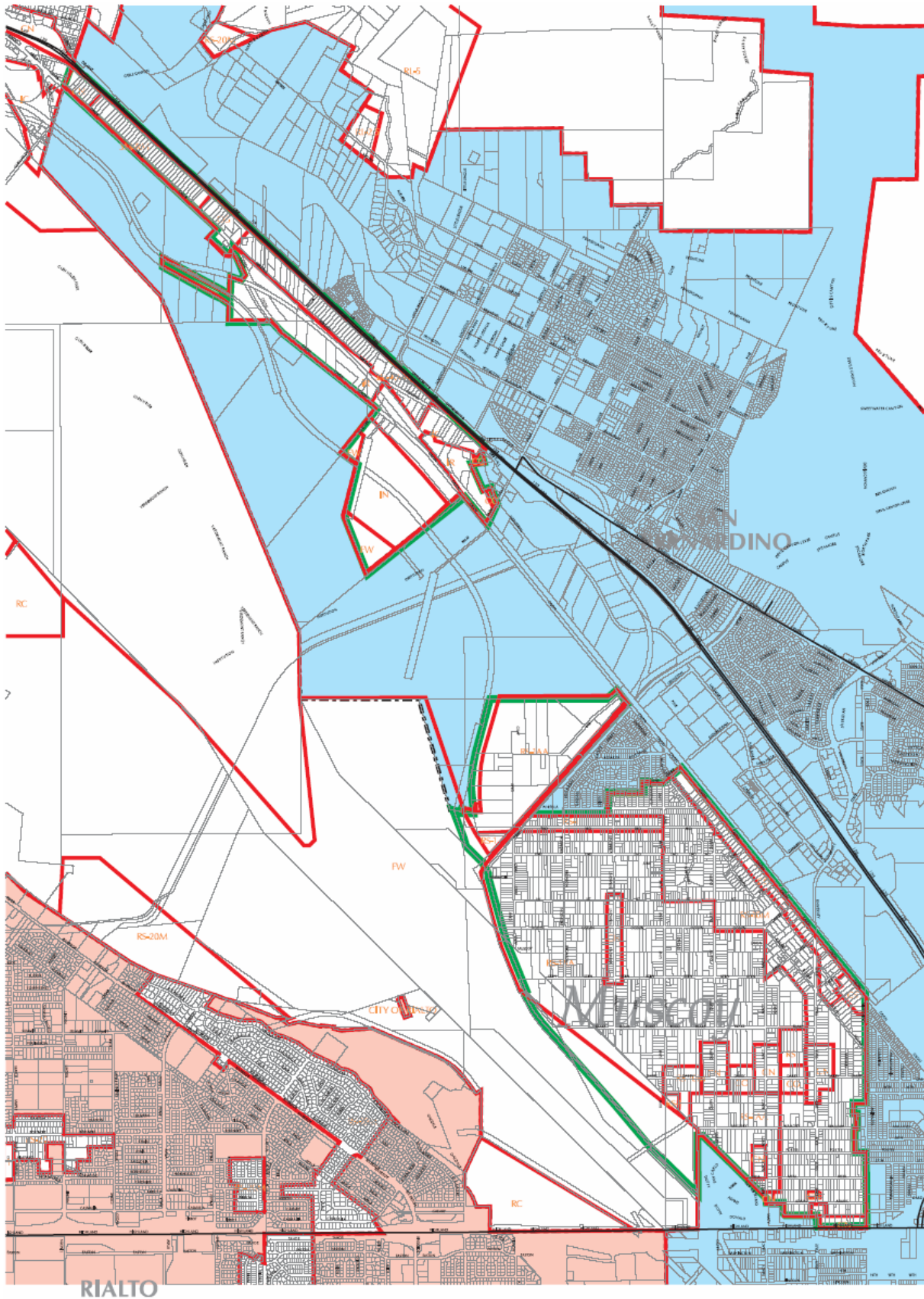
Map Prepared On January 27, 2005

# PROPOSED CAJON RDA County Land Use Districts (Zoning)

- Land Use District Boundaries
- Proposed Cajon RDA
- City Limits







Scale: 1"=2,500'

Map Prepared On January 27, 2005

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